

Late Backup

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AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A VERTICAL MIXED USE BUILDING (V) COMBINING DISTRICT TO TRACT 327 AND TO AMEND THE ZONING MAP TO CHANGE THE BOUNDARIES OF THE VERTICAL MIXED USE OVERLAY (VMU) DISTRICT TO EXCLUDE TRACT 323 LOCATED IN THE GREATER SOUTH RIVER CITY COMBINED NEIGHBORHOOD PLAN AREA.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to add a vertical mixed use building (V) combining district to Tract 327 (the "Property") described in Zoning Case No. C14-2007-0224 (Part), on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 2.8 acres of land in the City of Austin, Travis County, Texas, as shown on in the tract map attached as Exhibit "A" (*Greater South River City Planning Area*),

located in the Greater South River City combined neighborhood plan, locally known as the area bounded by Lady Bird Lake on the north, IH-35 on the east, Ben White Boulevard on the south, and South Congress Avenue on the west, in the City of Austin, Travis County, Texas, and identified in the map attached as Exhibit "B" (*the Zoning Map*).

PART 2. The zoning district is changed from community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district and general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district to community commercial-vertical mixed use building-conditional overlay-neighborhood plan (GR-V-CO-NP) combining district and general commercial services-vertical mixed use building-conditional overlay-neighborhood plan (CS-V-CO-NP) combining district as more particularly described and identified in the chart below:

Tract #	TCAD Property ID	COA Address	FROM	TO
327	734360	130 E Ben White Blvd WB	CS-CO-NP	CS-V-CO-NP
		150 E Ben White Blvd WB		
	734361	3907 S Congress Ave 3909 S Congress Ave 3909-1/2 S Congress Ave	GR-CO-NP	GR-V-CO-NP

